



FREDERICK COUNTY PLANNING COMMISSION

WINCHESTER HALL, FREDERICK, MARYLAND 21701



AGENDA

Wednesday, June 10, 2009

APPROVED: _____

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NOTICES AND REMINDERS

THE COUNTY'S LOBBYING ORDINANCE (CHAPTER 1-7.2 OF THE CODE) REQUIRES THE REGISTRATION OF INDIVIDUALS AND ENTITIES THAT QUALIFY AS LOBBYISTS. IF YOU WILL BE TESTIFYING BEFORE THE PLANNING COMMISSION, THE ORDINANCE MAY REQUIRE THAT YOU REGISTER AS A LOBBYIST. IF YOU HAVE A QUESTION AS TO THE APPLICABILITY OF THIS ORDINANCE, PLEASE CONTACT THE COUNTY ATTORNEY'S OFFICE AT (301) 600-1030.

PLEASE TURN OFF ALL CELL PHONES, PAGERS, AND OTHER ELECTRONIC DEVICES DURING PLANNING COMMISSION MEETINGS. IF YOU MUST ATTEND TO BUSINESS OR ENGAGE IN A PRIVATE CONVERSATION, PLEASE EXIT THE HEARING ROOM SO AS NOT TO DISRUPT ANY PRESENTATION OR SPEAKERS.

PRIOR TO AN AGENDA ITEM BEING HEARD BY THE PLANNING COMMISSION, ANY INDIVIDUAL THAT WISHES TO SPEAK OR TESTIFY ON THE AGENDA ITEM WILL BE ASKED TO STAND AND BE SWORN IN. EACH INDIVIDUAL TESTIFYING WILL BE ASKED TO RAISE THEIR RIGHT HAND THEN ASKED THE FOLLOWING, "DO YOU SOLEMNLY SWEAR OR AFFIRM UNDER THE PENALTIES OF PERJURY THAT THE TESTIMONY YOU ARE ABOUT TO GIVE WILL BE THE WHOLE TRUTH AND NOTHING BUT THE TRUTH?". ALL INDIVIDUALS TESTIFYING WILL THEN BE ASKED TO RESPOND IN THE AFFIRMATIVE OR "I DO" THEN TO BE SEATED.

AGENDA ITEMS WILL BE REVIEWED IN SUCCESSION. IT IS THE RESPONSIBILITY OF THE APPLICANT AND OTHER PERSONS OF RECORD TO BE PREPARED TO DISCUSS THEIR AGENDA ITEM DURING THE RESPECTIVE SESSION.

APPLICANTS, APPLICANTS' REPRESENTATIVES AND CITIZENS: PLEASE BE PREPARED TO SPEAK WITHIN THE TIME ALLOTTED BY THE PLANNING COMMISSION FOR THE AGENDA ITEM WHICH YOU WILL BE TESTIFYING ON. WHEN CALLED UPON, ALL SPEAKERS WILL BE ASKED TO ADDRESS THE PLANNING COMMISSION FROM THE PODIUM.

ANYONE PRESENTING MATERIAL (PHOTOGRAPHS, LETTERS, GRAPHS, CHARTS, ETC.) TO THE PLANNING COMMISSION AT A MEETING SHOULD PROVIDE A MINIMUM OF TEN (10) COPIES FOR DISTRIBUTION TO THE MEMBERS AND STAFF.

INDIVIDUALS REQUIRING SPECIAL ACCOMMODATIONS FOR THIS MEETING ARE REQUESTED TO CONTACT THE COUNTY MANAGER'S OFFICE AT 301-600-1100 (TTY: USE MARYLAND RELAY) TO MAKE THE NECESSARY ARRANGEMENTS NO LATER THAN SEVEN (7) WORKING DAYS PRIOR TO THE MEETING. ANY CORRESPONDENCE TO THE PLANNING COMMISSION CAN BE SENT TO: PlanningandZoning@fredco-md.net

UPCOMING MEETINGS

Planning Commission Meetings/Workshops

Wednesday, June 17th, 2009, Meeting @ 9:30 AM (tentative)

Board of Appeals

Thursday, June 25th, 2009 Meeting @ 7:00 PM

*Contact The Division of Permitting and
Development Review (DPDR) at 301-600-1134
for preliminary/final plats, and site plan items
- or -*

*The Division of Planning at 301-600-1138 for
re-zonings, Ag-preservation, workshops, and
public hearing agenda items*

THE COMMISSION GENERALLY BREAKS FOR LUNCH AT 12:30 P.M. FOR MORNING/AFTERNOON SESSIONS AND FOR DINNER AT 5:30 P.M. FOR AFTERNOON/EVENING SESSIONS. HOWEVER, DEPENDING ON THE REMAINING AGENDA ITEMS SCHEDULED, THEY MAY MAKE A DETERMINATION TO CONTINUE HEARING ITEMS PRIOR TO TAKING A BREAK.



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ITEM	TIME	ACTION REQUESTED
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9:30 A.M.

1. <u>MINUTES</u>		APPROVAL
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2. <u>PLANNING COMMISSION COMMENTS</u>		INFORMATIONAL
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3. <u>AGENCY COMMENTS/AGENDA BRIEFING</u>		INFORMATIONAL
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- a. Countywide Comprehensive Plan Update
Jim Gugel

4. <u>SITE PLAN</u>		DECISION
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- a. [Stanford Industrial Park, Lot 11](#) – (Continued from April 8, 2009 FcPc Meeting.) Requesting re-approval of a 29,888 square foot contractor's office and storage building on 26.55 acres. (This site plan was previously approved in 2006 and expired in 2008.) Located at the terminus of Cornell Place, off of Winchester Boulevard in the Stanford Industrial Park. Zoned: Limited Industrial (LI); Contractor's Office and Storage Use, Adamstown Planning Region. Tax Map 94 / Parcel 96 & 89, File # SP 00-12, AP# 9074, Tolson DeSa
- b. [Hebron Christian Church](#) - Requesting approval to build 15,196 sq. ft. Church and associated parking lot. Situated on 15.3 acres on the south side of MD 80, ½ mile west of MD 75 in the Urbana Planning Region. Zoned: Agriculture (AG), Tax Map 97 / Parcel 249, File # SP 08-31, AP #'s, Site 8862, APFO 8863, FRO 9295, Stephen O'Philips

5. <u>PRELIMINARY/FINAL PLAT</u>		DECISION
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- a. [Horan Property](#) – Continued from the December 2008 & March 2009 FcPc meetings: Requesting approval for new section of public road to serve minor subdivision for five lots on 45 acres. Located at the terminus of Winmoor Drive in the Knolls of Windsor Subdivision. Zoned: Residential (R-1), Urbana Planning Region, Tax Map 106 / Parcel 6 File # S-1154, AP #'s, Preliminary Plan 8522, FRO 8365, Stephen O'Philips

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1:00 P.M.

6. PUBLIC HEARING – TEXT AMENDMENT

RECOMMENDATION

- a. [Adequate Public Facilities Ordinance \(APFO\)](#) – Roads and Guidelines: Requesting recommendation to the BOCC concerning draft text amendments to the road adequacy provisions of the APFO (Chapter 1-20 of the Frederick County Code) and associated “Guidelines for the Preparation of Traffic Impact Analyses for Development Applications”.
Ron Burns